



SUNRISE GREENS RESIDENTS WELFARE ASSOCIATION

File# 50714 (M) | Renew# 379

03/09/2017

Minutes of Meeting – AGM held on 3rd SEP 2017

Dear Residents,

Thanks for your kind support & participation. Please find below the detailed 'Minutes of Meeting' of Annual General Body Meeting held on 3rd SEP 2017.

Welcome & Development Updates

Presented By: Board through General Secretary.

Proceeding of the G.B.M as per the agenda is started at given time 10:00 AM. Member attendance at that time was not sufficient for quorum and so all present members approved to wait till 10:30 AM and there after the present members shall be considered as quorum and house shall continue the A.G.M.

General Secretary, Sh. Shri Pal Singh welcomed all to the AGM and with the permission of Body & the President, he started the proceedings with inviting President Sh. Alok Gupta for a welcome and opening speech, thereafter G.S presented the general development updates and welfare tasks done in last 1 year along with the major development projects like main gate and club renovation etc which are currently undergoing, he also presented some future tasks like Parking Allotment, Refund of IFMS and other liabilities from builder by legal routes, CCTV etc. The detailed updates were printed in Annual Reports booklet of SGRWA along with the Auditor's Report and Audited Accounts for the FY-2016-2017, which was given to every Member too go through, understand and ask questions. Everyone appraised the amount and quality of the work done so far by the Association.

Finance, Accounts, Audit Updates & Questions

Presented By: Board through Treasurer / Asst. Treasurer.

Proceeding of the G.B.M as per the agenda continued and Treasurer "Sh. Navneet Viz" and Asst. Treasurer "Sh. Alok Rastogi" presented the financials and explained the Audit Report, Accounts, Balance sheet etc of FY-2016/2017 along with presenting the unaudited financial statements of APR-JUNE 2017 Quarter as well.

Further, residents started asking their questions and doubts starting Manoj Pant asking "Why the Auditor fee of last report was less than the current year's Auditor fee". To which Navneet replied that last year's Audit was done from 1 JULY 2015 to 31 April 2017 for which we had records, documents, accounts when we started because prior to that he himself was General Secretary and his team did not handed over the documents nor did they completed their audit, so the fee of Auditor was for 9 months of audit and this year its for complete year and hence increased. Yogesh Girdhar asked questions about the payments to Vendors for DTH Shifting and about the Painting collection and expense, some more residents asked questions about little more details of Expenses which were satisfactory explained by Navneet Viz & Alok Rastogi.

Repair, Renovation & Painting Project Updates

Presented By: Board through Vice President & President

Going further as per Agenda, Vice President Ashok Tyagi who is incharge of Painting and Renovation Project committee presented the Detailed report of the work done, and the work in progress along with the final plan of satisfactory completion of painting project in next couple of months. Further a detailed report of Painting Financials till date was presented to everyone by the Board and President Sh. Alok Gupta explained the figures for.. Total Funds collected so far (Rs. 3,58,94,531), Total Payments and Expenses Made (Rs. 2,43,28,570), Liabilities yet to be paid (91,38,025), and also the detailed break-up of all Renovation projects including Main Gate, Club Renovation, Toilets, Signboards, Lights, Harvesting, Expansion joint, Security, Housekeeping, Staff Salary, Civil work etc were presented to everyone along with answering all questions satisfactorily. It was also clarified that approx. Rs. 1 lakh will be balance in Painting Head till date if we calculate all payments and all expenses made + to be made but we still have Resident's Dues of Rs. Approx. 51LAKH from the Defaulter

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residents so once we get these dues, this fund can be utilized in Major projects like CCTV, Louver on plumbing shafts, major technical services expenses mandatory for maintenance etc. Body gave the consent for the same and appraised the detailed homework and transparent accounting done by SGRWA.

Resignations of Treasurer & Vice President

Presented By: Board through General Secretary

Vice President Sh. Ashok Tyagi and Treasurer Sh. Navneet Viz requested to announce their request of leaving the Board now after A.G.M which General Secretary told to all members that these both post holders decided to leave the Board and their Post as per their professional time limitation which House approved with the appraise of the honest, dedicated and focused work they have done as their valuable contribution to SGRWA which is a voluntary social service. President Sh. Alok Gupta presented them bouquet of thanks and all present members gave them standing ovation for expressing their thankfulness.

Then some of the important Resolutions were taken for the Future / Proposed Tasks as follows:

Resolution#1 : Action on Non-Cooperative Residents & P.G

Proposed By: Board

Board has presented to all members a problem that some of the residents do not co-operate to let the maintenance team work from their flat, balcony or other places to fix their flat problem which is causing seepage or other issues to other residents and also despite of many notices to residents and intimation to G.D.A, many flats are still running P.G / Commercial activity or illegal tenants without Records and Police Verification. Its Owner's responsibility to comply and so the proposal were asked to suggest a solution to which many residents suggested to cut their electricity and maintenance services. SGRWA told everyone that Electricity is essential services and cannot be cut without Government Authority Orders which SGRWA will not do to which Sh. Rajpal Kundu suggested that we shall send a notice to all such residents to comply and if they do not, we can reduce their load to 1 KVA so they can run essential services like Fridge, Fan, Light with that and if they wish to enjoy full-fledged luxury, they shall co-operate to society rules and they shall give their tenant information to SGRWA, have proper police verification and not to run Paying Guest activity. Sh. Ajaypal Singh proposed to allow only 2 Bachelor tenants in 2BHK and 3 Bachelor tenants in 3BHK with proper rent agreement, ID Proofs and police verifications, anyone found living without that mandatory proper documentation and not having rent agreement on their name shall be handed over to Police for investigation. Body approved the proposal unanimously.

Resolution#2: Defaulter's Dues recovery through Prepaid System

Proposed By: Board

General Secretary presented the Dues list of maintenance/Painting and the total amount which residents are not paying due to which maintenance and renovation projects are suffering and asked opinion from Residents which they proposed to link to Prepaid bills on 5-6 monthly installments up to Rs. 10000 max a month per resident so residents can get easy ways to clear their dues and the Body has approved the proposal.

Additionally, Body has authorized SGRWA Board to file a recovery case against these defaulters by paying any applicable legal / court fee to make sure everyone pays for the social welfare and maintenance of common services. Ex-Post holders like Manoj Pant, Former General Secretary is also a major defaulter of over Rs. 1Lakh and he along with Kamal Anand, Ex-President and Ashok Sharma, ex-treasurer also have not yet handed over associations accounts, properties and also not conducted audit of their tenure so members suggested to debar them to contest any SGRWA elections for next 5 years. The proposal was passed with majority.

Resolution#3 : Maintenance & Electricity Bills

Proposed By: Board

Board has informed the members about the illegal charges builder was charging for Fixed Grid charges in electricity bills which he as paying almost half to UPPCL and that way in last 9 years he has extorted approx. Rs. 4.25 Cr extra from

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residents. UPPCL has served a notice to builder for correcting the same mistakes and published this proof in newspaper to which SGRWA Board has taken an action to file a police complaint against builder to refund that money to SGRWA/Residents. At the same time Body was informed about the corrective action that SGRWA has taken to adjust all resident's bills from 1 SEP 2017 with the corrected fixed charges charged by UPPCL for the load of 3176 KVA to be distributed to residents as per their KVA load.

Further a detailed breakdown of all different maintenance heads in maintenance bill of SGRWA is explained by what is being charged to residents and what is the actual increased vendors bills and so a consolidated maintenance calculation came on no profit no loss basis as per the expenses to be made to run all essential services i.e Rs. 2.1/sqft including Club / Gym / Pool operation which shall now be done through SGRWA as common service for all residents and shall not charge separately. Additional to that Rs. 2.1/sqft, it is currently calculated 44 paisa/sqft as the common area electricity charges which is to be calculated as per consumption through common area meters which SGRWA is installing and will continue to charge a lump sum of 44 paisa/sqft/month till meters are installed and we start getting the consumption data. Every member appreciated and asked few questions which were clarified. Some resident's suggested that bills are high and shall be reduced to which SGRWA said 5 residents may come and nominated themselves to work on this with SGRWA and suggest the ways to reduce it further if possible, will be done later when this possibility is found may be after reducing manpower in security and technical when CCTV and automatic changeover of DG starts functioning. The proposal was approved.

Further, some residents like Sandeep Singh, Rahul Anand and S.D Sharma suggested why we are running 2 separate bills, one for maintenance and one for electricity / D.G, why shall we not combine them all into one single Account statement to be given to each flat and shall be linked / debited through prepaid system for the ease of accounting and to make sure everyone pays the maintenance charges and so we have no dues to run maintenance services. Body was asked to give opinion to which majority of all members approved to go ahead with this proposal starting 1 SEP 2017, even they have approved to have prior maintenance dues of some residents too to be linked to prepaid system and deduct in 5-6 monthly installments up to max Rs. 10000/month from any flat. Resolution was passed.

SGRWA Board also informed all members about implication of G.S.T in our society which is mandatory to get a G.S.T number and start charging G.S.T on maintenance amounts, which is a government compliance and hence everyone agreed and given go ahead to SGRWA's proposal of applying for G.S.T tax registration.

Resolution#4 : CCTV & Technical Services Expense of APR-2017 to JULY-2017

Proposed By:Board

Board has informed all residents about the emergency expenses done in the mentioned months after Builder has left the maintenance of the society disrupted all of a sudden on 7th APRIL 2017, approx. Rs. 25 Lakh expenses were done in D.G, Electricity Panel, Transformers, Earthing, Pumps etc to make sure residents get uninterrupted electricity and water services. Additionally approx. Rs. 10 lakh expenses is done for the fire safety so a total of Rs. 35 – 40 Lakh is conveyed to residents to which Board informed all members/residents that approx. Rs. 20Lakh is done from an OLD F.D matured in Punjab & Sind Bank and rest from Painting fund. Everyone appraised the efforts done to handle that emergency / crisis situation and to give uninterrupted services and approved these expenses with an approval of having it adjusted in Painting fund which Board informed that they can do it as Defaulter's payments is still due.

SGRWA informed a detailed plan and budget of Rs. 18 Lakh for CCTV compliance of whole society which Body approved to get it done either from Painting Fund or by charging this money to residents for 4 months as per the persqft share (Rs. 1.2/sqft in total to be paid in 4 installments of 30 paisa/sqft) by every flat to invest in one go to have this crucial much needed task completed.

Resolution#5 : Nominations for the Vacancies in the Board

Proposed By:Board

After the resignation of Treasurer 'Sh. Navneet Viz' and Vice President 'Sh. Ashok Tyagi', SGRWA Board has its meeting and decided to fill the vacant posts through nomination. Also Board has approved the possibility of having 10th member too to be nominated to make it a Board of 10 as per max allowed in bylaws. Board has

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approved the same and decided to nominate 3 new Board members which shall further be notified in AGM for approval. SGRWA invited interested members to join the Association as Board members to which 4 members presented themselves as candidate to SGRWA Board and after a mutual consent among all, following 3 members were nominated...

1. Sh. Amit Kumar Singh S/O Late Sh. N.P Singh R/O J-1202.
2. Dr. Tarun Singh S/O Late Dr. Bijander Singh R/O L-404.
3. Sh. Krishnan Anand S/O Sh. A.H. Krishnan R/O B-404.

General Secretary Sh. Shri Pal Singh notified the same to A.G.M and introduced these 3 members to all members asking for the approval to which they were nominated with a unanimous decision of the Body. President Sh. Alok Gupta welcomed them and have them take the oath of honesty and selfless service.

Further, SGRWA informed all residents to have their first Board Meeting after A.G.M and to reconstitute the Post Holders / Portfolios among all 10 Board Members. The same was decided and approved to be intimated to Deputy Registrar, G.D.A, SSP, Banks etc wherever needed. Also it was decided to send the Minutes of the meeting of A.G.M along with the Annual Audit Report booklet to Deputy Registrar.

Meeting further had questions from residents and all questions were discussed, clarified and some good suggestions like focus lights in park, better maintenance mechanism, and increased welfare activities through some professional event managers were allnoted for further discussion among SGRWA Board. Some Residents of P block asked the utility of P block conference room to which SGRWA informed that it is a facility created for SGRWA/Society for conference room and Board room and shall not be used for other usages especially party etc. Everyone appreciated and agreed.

Thank you all for your precious time and support.

For,
Sunrise Greens Residents Welfare Association.



Shri Pal Singh
(General Secretary)

Signed and Consented by rest of all Board Members:

(Handwritten signatures of board members)

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